

Minutes

Planning Committee Tuesday, 20th December, 2022

Attendance

Cllr Tanner (Chair)	Cllr Jakobsson
Cllr Barber (Vice-Chair)	Cllr Laplain
Cllr Dr Barrett	Cllr Mrs Murphy
Cllr M Cuthbert	Cllr Mynott
Cllr Fryd	Cllr Parker
Cllr Gelderbloem	Cllr Wiles

Apologies

Substitute Present

Also Present

Cllr Hossack
Cllr Aspinell
Cllr Mrs Davies
Cllr Foan

Officers Present

Phil Drane	- Director - Place
Caroline Corrigan	- Corporate Manager (Planning Development Management)
Jonathan Quilter	- Corporate Manager (Strategic Planning)
Daryl Cook	- Planning Officer
Paulette McAllister	- Programme Lead - Strategic Housing Development Programme
Kathryn Williams	- Consultant Planner
Georgioa Taylor	- Planing Assistant
Claire Mayhew	- Corporate Manager (Democratic Services) and Deputy Monitoring Officer
Zoe Borman	- Governance and Member Support Officer

287. Apologies for Absence

No apologies were received.

288. Minutes of the Previous Meeting

The Minutes of the previous meeting held on 22nd November were agreed as a true record.

A motion was moved by the Chair to vary the agenda to debate Item 5, Application No. 22/01336/FUL Development of Land South of Harewood Road, Pilgrims Hatch ahead of Item 3.

This was agreed.

289. APPLICATION NO: 22/01336/FUL Development at Land South Of Harewood Road Pilgrims Hatch Essex CM15 9PD

This application is a scheduled Committee item as the applicant is Brentwood Borough Council's Housing Team and concerns Council owned land.

The application is submitted on behalf of Brentwood Borough Council, as part of its Strategic Housing Delivery plan (SHDP), which as part of its remit identified a number of sites across the borough that could contribute to the Council's objective of delivering affordable housing with low carbon emission and 'green' developments.

Ms Kathryn Williams presented the report.

Mr Richard Smith, NPS Property Consultants, addressed the Committee on behalf of the Applicant.

Ms Paulette McAllister was present at the meeting and addressed the Committee on behalf of the Strategic Housing Development Partnership. Ms McAllister also read a statement on behalf of two residents, also present, supporting the application.

Cllr Aspinell and Cllr Mrs Davies, Ward Councillors, were present at the meeting and spoke in favour of the application. Cllr Aspinell recognised the input on this project from the late Mr Ian Winslet (Strategic Director). It was suggested that Mr Winslet be memorialised in some way as part of this development, potentially in terms of naming the building, a sentiment that other Members in the Chamber agreed with.

Members welcomed this application and thanked all those involved for their hard work and dedication. This was echoed across the Chamber.

A motion to **APPROVE** the application was **MOVED** by Cllr Tanner and **SECONDED** by Cllr Barber.

Following a full discussion, a vote was taken and Members voted as follows:

FOR: Cllrs Barber, Dr Barrett, Cuthbert, Fryd, Gelderbloem, Jakobsson, Laplain, Murphy, Mynott, Parker, Tanner, Wiles (12)

AGAINST: (0)

ABSTAIN: (0)

The application was **APPROVED UNANIMOUSLY** subject to the conditions outlined in the report.

290. APPLICATION NO: 22/01523/FUL 8A Harewood Road Pilgrims Hatch Brentwood Essex CM15 9PD

Planning permission was being sought for the installation of plant to the rear yard area to be enclosed by a 2.1m high timber fence enclosure at 8A Harewood Road, Pilgrims Hatch, Brentwood. The building and surrounding curtilage is owned by Brentwood Borough Council. The application was, therefore, to be determined by the Planning Committee.

Mr Daryl Cook was present at the meeting and presented the report to Members.

Cllr Davies, Ward Cllr, spoke in favour of the application, however, raised concerns around noise levels.

A motion to **APPROVE** the application was **MOVED** by Cllr Tanner and **SECONDED** by Cllr Wiles.

Following discussion, a vote was taken and Members voted as follows:

FOR: Cllrs Barber, Dr Barrett, Cuthbert, Fryd, Gelderbloem, Jakobsson, Laplain, Murphy, Mynott, Parker, Tanner, Wiles (12)

AGAINST: (0)

ABSTAIN: (0)

The application was **APPROVED UNANIMOUSLY** subject to the conditions outlined in the report.

291. APPLICATION NO: 21/00269/NON/1 2 - 8A Harewood Road Pilgrims Hatch Essex CM15 9PD

A non-material amendment was sought to application 21/00269/BBC (Removal of internal partitions between existing shops to create one single shop with alterations to shop fronts, installation of a ramp to the rear elevation, raise flat roof to the rear of the store and minor alterations to include the infilling of existing openings) for the removal of ramp to the rear of the building at 2-8A Harewood Road, Pilgrims Hatch. The application had been referred to Planning Committee as the application site and building are Council owned land.

Mr Daryl Cook was present at the meeting and presented the report to Members.

A motion to **APPROVE** the application was **MOVED** by Cllr Tanner and **SECONDED** by Cllr Wiles.

Following discussion, a vote was taken and Members voted as follows:

FOR: Cllrs Barber, Dr Barrett, Cuthbert, Fryd, Gelderbloem, Jakobsson, Laplain, Murphy, Mynott, Parker, Tanner, Wiles (12)

AGAINST: (0)

ABSTAIN: (0)

The application was **APPROVED UNANIMOUSLY** subject to the conditions outlined in the report.

292. APPLICATION NO: 22/01282/HHA 59 Petresfield Way West Horndon Brentwood Essex CM13 3TG

A Planning Referral Request was submitted by West Horndon Parish Council for the following reason:

Proposed works are large and bulky and will create privacy issues for neighbouring properties. Also, there is a substantial increase inhabitable space leading to an increased off street parking requirement. Proposed works make no allowance for this. This will lead to increase on street parking. The property has a shared drive arrangement with neighbouring properties. This has been identified as a future area for conflict given the increased parking need.

Miss Georgia Taylor was present at the meeting and presented the report to Members.

The Chair read a statement from Mr Herbert objecting to the application.

Cllr Foan, West Horndon Parish Council, was present at the meeting and addressed the Committee raising concerns of the Parish Council and residents alike with regards to the application.

Following discussion, a motion to **APPROVE** the application was **MOVED** by Cllr Parker and **SECONDED** by Cllr Barber.

A vote was taken and Members voted as follows:

FOR: Cllrs Barber, Dr Barrett, Cuthbert, Fryd, Gelderbloem, Jakobsson, Laplain, Mynott, Parker, Tanner, Wiles (11)

AGAINST: Cllr Murphy (1)

ABSTAIN: (0)

The application was **APPROVED** subject to the conditions outlined in the report.

293. APPLICATION NO: 22/01202/FUL 70 Orchard Lane Pilgrims Hatch Brentwood Essex CM15 9RE

This application has been referred by Cllr David Kendall for the following reasons:

The adjoining neighbours life is detrimentally affected by the development. It is overbearing, it effects the light in their lounge and the height of the building is unbalancing the adjoining property.

Planning permission is sought for the construction of a replacement dwelling at 70 Orchard Lane, Pilgrims Hatch.

Mr Daryl Cook presented the report to Members.

The Chair read a statement from neighbouring residents, Mr and Mrs Powell, objecting to the application.

Cllr Aspinell and Cllr Davies, Ward Councillors, expressed residents' concerns regarding the application and the fact that work had been carried out prior to planning permission being granted and how future maintenance may require access to the neighbour's property.

Following discussion a motion to **APPROVE** the application was **MOVED** by Cllr Parker and **SECONDED** by Cllr Barber.

A vote was taken and Members voted as follows:

FOR: Cllrs Barber, Dr Barrett, Gelderbloem, Jakobsson, Murphy, Parker, Tanner, Wiles (8)

AGAINST: (0)

ABSTAIN: Cllrs Cuthbert, Fryd, Laplain, Mynott (4)

294. Planning Enforcement Activity Overview

The report summarised the enforcement activity undertaken in Brentwood Borough for the period between 1 January 2022 and 30 September 2022.

Mrs Corrigan outlined the report.

Following a full discussion, the report was noted.

295. Epping Forest District Council Further Main Modification consultation

Epping Forest District Council submitted their Local Plan to the Secretary of State in 2018. Following the initial examination, additional work was required regarding air quality and recreational impacts on Epping Forest. A Main Modifications consultation was undertaken in 2021. Brentwood Borough Council did not respond to this consultation as no previous objections had been raised through the Regulation 18 stage.

Due to the length of time between the commencement examination and the completion of the Main Modifications consultation, added to the availability of the appointed Planning Inspector, a new inspector was appointed to continue the examination process in May 2022. Upon review of the responses received from the 2021 modifications consultation, Epping Forest District Council were instructed to undertake a Further Main Modification consultation, which has recently concluded.

An officer response to the Further Main Modifications was submitted, expressing general support that Epping Forest District Council progress their local plan. This report was provided for information to update members on the progress of the plan making process in an adjoining district.

Mr Quilter summarised the report.

Following discussion the report was noted by Members.

296. Infrastructure Funding Statement 2021-22

The council is required to prepare an Infrastructure Funding Statement at least annually by 31 December. The most recent statement sets out a summary of the developer contributions received via section 106 obligations for 2021-22.

Mr Quilter introduced the report.

Following a full discussion the report was noted by Members.

297. Urgent Business

There were no items of urgent business.

The meeting concluded at 21:27